

**IMPLEMENTATION**

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## **LAND USE ELEMENT PLAN IMPLEMENTATION**

The 2004 Land Use Element Plan includes a series of recommendations identifying various work initiatives needed to implement the Plan. Among the recommendations to be completed are: a comprehensive update of the Zoning Code, the Comprehensive Zoning Review, review and revision of existing element plans, specified studies, and the development of Design Guidelines. A work program has been developed that prioritizes these initiatives and identifies the agency that will be chiefly responsible for its completion. Finally, it identifies which of the implementation measures involve capital expenditures. This provides a connection between the Plan's recommendations and the capital budgeting process.

### **Zoning Code Update and Comprehensive Zoning Review**

Because many of the implementation strategies set forth in this Plan are to be addressed as part of a comprehensive update of the Zoning Code, and because of Charter requirements regarding comprehensive zoning, this initiative was started concurrently with the adoption process for this Plan. To complete the rezoning process in a manner consistent with this Plan, the Code update must be completed prior to initiation of the Comprehensive Zoning Review process. Adoption of the revised Zoning Code is scheduled for the Fall of 2004. This document will establish the zoning classifications to be implemented through the review process. The County Charter mandates that a Comprehensive Zoning Review be undertaken every eight years in Harford County. Therefore, the next required review must occur by 2006.

The 2004 Land Use Element Plan specifies land use policies that will be followed as part of the evaluation process and which will be used during the Comprehensive Zoning Review. Because the Plan recognizes that there is a sufficient inventory of undeveloped residential, commercial and industrial land to meet projected growth needs, any requests for rezoning will be subject to a detailed analysis to determine not only the need for the zoning change, but also to determine its impact on public facilities and the environment. In addition, this Plan establishes guidelines for the Comprehensive Zoning Review process.

All applications submitted as part of the Comprehensive Zoning Review must be submitted by the property owner or the owner's legal representative. The Department of Planning and Zoning will review each application for consistency with the 2004 Land Use Element Plan. Applicants requesting a change in zoning classification not consistent with the adopted land use designation will be considered inconsistent with the Plan. Each application will also be subject to a technical assessment as noted above. Prior to the submittal of the Directors Report on the Comprehensive Zoning Review, the Department of Planning and Zoning, with the Planning Advisory Board, will conduct public briefings on their findings and recommendations.

## Element Plans

With the update of this Land Use Element Plan, the need to update the other element plans becomes a priority. This will provide for inclusion of new initiatives, which must be refined in more detail in the element plans, and it will begin the process of reviewing moving toward a Comprehensive Plan for the County. Revision of the remaining element plans will be completed prior to the next review of the Land Use Element Plan scheduled for 2010. It is the recommendation of this Plan, that at the next required update, the County adopt a Comprehensive Plan that addresses all of the mandated components at one time. This approach will help to ensure consistency among all of the plan's elements. A first step toward a consolidated plan was taken in the 2004 update. A Comprehensive Community Facilities Element was added, and the Rural Plan was modified to update information provided in the 1993 element plan.

The proposed 2010 Comprehensive Plan will address only those items under the purview of the Department of Planning and Zoning. Plans such as the Water and Sewer Master Plan, the Solid Waste Management Plan, and the Land Preservation and Recreation Plan will remain as stand alone documents, prepared by the appropriate department, because of County policies or State requirements.

## Implementation Strategy Program

To help provide direction and accountability for the implementation strategies identified in this Plan, an implementation matrix was developed. This matrix addresses each of the strategies identified in the Plan and assigns a priority to the task. Three priority levels are used. Priority 1 strategies are to be addressed within two years of plan adoption, while Priority 2 strategies are to be completed within six years. Strategies noted as Priority 3 are efforts that must be addressed on an on-going basis throughout the life of this Plan. All of the priorities shall be reviewed annually, and the Director of Planning and Zoning shall prepare an annual report identifying accomplishments and recommended revisions to the priority ranking.

The matrix also identifies the primary department(s) that will oversee implementation of the strategies as well as noting if the item would be a capital expenditure. The following abbreviations are used in the "Responsibility" column of the Implementation Matrix.

ADMN	Harford County Administration	LB	Library Board of Trustees
BOED	Board of Education	MUN	Municipalities
DCS	Department of Community Services	OED	Office of Economic Development
DPW	Department of Public Works	P&R	Department of Parks and Recreation
EMS	Emergency Medical Services	P&Z	Department of Planning and Zoning
EOC	Emergency Operations Center	SHO	Sheriff's Office
HD	Health Department	VFC	Volunteer Fire Companies

## Policy, Regulatory and Capital Improvements Implementation Matrix

<b>Policies and Associated Implementation Strategies/Action Items</b>	<b>Priority</b>	<b>Responsibility</b>	<b>Capital Item (Y/N)</b>
<b>Designated Growth Areas</b>			
<b>Designated Growth Areas Policy 1: Ensure that new development is accomplished in a manner consistent with the Maryland Planning Act, Smart Growth and Interjurisdictional Coordination efforts.</b>			
1. Work with the municipalities to develop policies that direct future growth to suitable areas and existing population hubs.	3	P&Z; MUN	N
2. Maintain a sufficient inventory of residential land within the Designated Growth Areas to meet projected needs for the life of this plan.	3	P&Z	N
3. Provide the essential infrastructure and services that will enrich the quality of life for all citizens of Harford County.	3	ADMN; DPW;P&R;P&Z;MUN	Y
4. Coordinate Capital Improvement Projects with land use policies to provide needed services.	3	DPW, P&R; P&Z	N
<b>Designated Growth Areas Policy 2: Strengthen the viability of communities within the Designated Growth Areas to help slow growth outside these areas.</b>			
1. Protect sensitive areas by steering development away from these areas.	3	P&Z	N
2. Develop pedestrian-friendly communities with adequate open space.	3	P&Z; DPW; P&R	N
3. Support the development of public/private partnerships to identify and address community issues and concerns.	3	DPW; P&Z	N
<b>Designated Growth Areas Policy 3: Preserve and protect community character and the environment by providing adequate public facilities and promoting redevelopment and revitalization.</b>			
1. Review and update APF standards to ensure their effectiveness.	1	P&Z; DPW; BOED; ADMIN	N
2. Maintain, renovate, and enhance existing infrastructure to support redevelopment and revitalization.	1	DPW; ADMN	Y
3. Encourage the use of mixed-use and infill developments.	3	P&Z;OED	N
4. Develop Design Standards that will help to attract quality investment and redevelopment while helping to enhance property values.	2	P&Z	N
5. Focus industrial/commercial development towards the U.S. 40 corridor.	3	OED; P&Z	N

<b>Policies and Associated Implementation Strategies/Action Items</b>	<b>Priority</b>	<b>Responsibility</b>	<b>Capital Item (Y/N)</b>
6. Provide transportation services to communities within the Designated Growth Areas to connect residents to shopping and employment centers.	2	DCS; P&Z	N
7. Review and revise the Zoning Code to improve landscaping and forest conservation requirements within the Designated Growth Areas.	1	P&Z	N
<b>Designated Growth Areas Policy 4: Promote the charm and nature of the Rural Villages.</b>			
1. Review and revise the village residential and village business district as part of the comprehensive Zoning Code update.	1	P&Z	N
2. Develop village design guidelines to ensure that land uses within the village centers compliment and enhance the surrounding rural areas.	2	P&Z	N
3. Encourage infill development in rural villages.	3	P&Z;OED	N
4. Coordinate with the Office of Economic Development to provide small business assistance for the rural villages.	1	OED; P&Z	N
<b>Designated Growth Areas Policy 5: Provide a balance and mixture of housing to meet the needs of all income levels and age groups throughout the County.</b>			
1. Coordinate efforts with the Department of Community Services to develop a Housing Element Plan as part of the Consolidated Plan.	2	DCS; P&Z	N
2. Work with the Department of Community Services to promote affordable home ownership as a means to further stabilize communities.	2	P&Z; DCS	N
3. Update the Zoning Code to provide incentives that encourage the construction of affordable housing.	1	P&Z; DCS	N
4. Develop flexible design standards that encourage a mix of housing types for residents at all income levels, including the rapidly growing senior population.	1	P&Z; DCS	N
<b>Redevelopment and Revitalization</b>			
<b>Redevelopment and Revitalization Policy 1: Encourage and facilitate the redevelopment and revitalization of older, existing neighborhoods and commercial areas to improve the quality of life for residential and business communities.</b>			
1. Create guidelines to improve the aesthetic character of properties along U. S. Route 40.	1	P&Z	N

<b>Policies and Associated Implementation Strategies/Action Items</b>	<b>Priority</b>	<b>Responsibility</b>	<b>Capital Item (Y/N)</b>
2. Enhance the Enterprise Zone program to help offset the costs associated with the redevelopment of a vacant structure or previously developed property.	2	OED; P&Z	N
3. Initiate redevelopment and revitalization projects in conjunction with community groups, private business, property owners and other agencies.	2	OED	N
4. Coordinate with the Office of Economic Development (OED) to increase public awareness of economic initiatives and efforts for redevelopment and revitalization.	3	OED; P&Z	N
5. Establish a program to identify and clean-up brownfield sites.	2	OED; DCS; P&Z	N
6. Review and revise the County sign regulations.	1	P&Z	N
<b>Redevelopment and Revitalization Policy 2: Provide standards to encourage revitalization and appropriate redevelopment in older, existing residential and commercial areas.</b>			
1. Develop design/beautification/streetscape alternatives to help create more attractive facades and street frontages.	2	P&Z	N
2. Update the Zoning Code to enhance the aesthetics and functionality of the major roadways in the County through the establishment of appropriate standards.	1	P&Z	N
3. Provide a program of design services and assistance to help navigate the governmental review process for small redevelopment and revitalization projects.	2	OED; P&Z	N
4. Identify opportunities to preserve land of environmental and historic value to provide green spaces and focal points.	3	P&Z; P&R	N
5. Update the Zoning Code to include landscaping and screening requirements for redevelopment and revitalization projects.	1	P&Z	N
6. Develop design standards/guidelines that are flexible and encourage redevelopment.	2	P&Z	N
<b>Redevelopment and Revitalization Policy 3: Balance the development of vacant properties with redevelopment and revitalization activity.</b>			
1. Continue to support intergovernmental cooperation between the municipalities, the County and Aberdeen Proving Ground to coordinate infrastructure, land use and governmental policy issues on a regular basis.	3	ADMN	N
2. Establish a program and standards for new growth on vacant infill land to ensure compatibility with existing communities.	2	P&Z	N

<b>Policies and Associated Implementation Strategies/Action Items</b>	<b>Priority</b>	<b>Responsibility</b>	<b>Capital Item (Y/N)</b>
3. Develop a zoning classification to implement the Mixed Office designation and map the subject properties through the Comprehensive Zoning Review.	1	P&Z	N
4. Establish a process to involve all stakeholders in determining priority projects and programs.	2	P&Z; ADMN	N
5. Work with community organizations and housing agencies to develop neighborhood improvement plans.	3	DCS; P&Z	N
<b>Redevelopment and Revitalization Policy 4: Identify existing and additional funding sources, financial incentives and zoning changes to reduce redevelopment costs.</b>			
1. Develop a joint program between the Department of Planning and Zoning and the Office of Economic Development to offer technical support, incentives, and financial assistance to small businesses for reinvestment and revitalization.	2	OED; P&Z	N
2. Monitor development trends and maintain a proactive response to changes in residential and commercial development patterns.	3	P&Z	N
3. Develop Zoning Code revisions that are consistent with the State's Smart Growth initiative.	1	P&Z	N
4. Develop Zoning Code revisions that encourage the consolidation or reconfiguration of lots to support redevelopment and revitalization.	1	P&Z	N
<b>Redevelopment and Revitalization Policy 5: Implement a network of bicycles and pedestrian facilities to connect adjacent residential, commercial, employment, recreational, and institutional sites.</b>			
1. Implement and coordinate strategies and recommendations identified in the Land Preservation and Recreation Plan for bicycle and pedestrian activities in the County.	2	P&Z; P&R	N
2. Implement and coordinate strategies and recommendations identified in the Transportation Element Plan for non-motorized transportation options.	2	P&Z; DPW	N
3. Establish design guidelines for streetscape elements such as sidewalk materials, light fixtures, signage, sitting areas at transit stops to enhance or encourage bicycle and pedestrian friendly neighborhoods.	2	P&Z; DPW	N

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<b>Community Facilities</b>			
<b>Water and Sewer</b>			
<b>Water and Sewer Policy 1: The extension of public water and sewer services shall only be provided within Designated Growth Areas.</b>			
1. Extend or upgrade public water and sewer services to match expected growth within the Designated Growth Area.	3	DPW	Y
2. Continue to review the semi-annual update to the Master Water and Sewer Plan to ensure consistency with the Land Use Element Plan.	3	DPW; P&Z	N
3. Provide capital programming for facility expansion and improvement to ensure that service is available in a timely manner.	3	DPW	Y
<b>Water and Sewer Policy 2: The County shall pursue the use of alternative water and/or sewer solutions to correct documented health or pollution problems occurring in existing areas of development.</b>			
1. Implement and adopt a comprehensive wellhead protection plan as part of the Zoning Code.	1	P&Z; DPW; HD	N
2. Monitor and coordinate land use activities to protect water sources from pollution and degradation.	2	HD; DPW; P&Z	N
<b>Transportation</b>			
<b>Transportation Policy 1: Create additional funding mechanisms to facilitate on and off site highway improvements to balance the impact of new development on public resources.</b>			
1. Adopt legislation that provides a dedicated new funding mechanism for transportation improvements.	1	ADMN; P&Z; DPW	N
2. Create a comprehensive and coordinated capital program with the County, the three municipalities and State officials to address regional transportation needs.	2	ADMN; P&Z; DPW	N
<b>Transportation Policy 2: Continue to support transit opportunities in Harford County including bus, rail and carpooling alternatives.</b>			
1. Work with the State to expand public transit service within the Designated Growth Areas and to provide service to the Baltimore metropolitan region.	2	DCS; P&Z	N
2. Identify a new or additional revenue source to help fund transit alternatives for County residents.	1	ADMN; P&Z; DPW	N



<b>Policies and Associated Implementation Strategies/Action Items</b>	<b>Priority</b>	<b>Responsibility</b>	<b>Capital Item (Y/N)</b>
3. Continue to promote the use of public transportation as an alternative to single occupant vehicles.	3	DCS; P&Z	N
<b>Transportation Policy 3: Continue to carry out the fundamental policies of the Transportation Plan which provide a multi-modal approach to maintain facilities in balance with the County's growth.</b>			
1. Implement Smart Growth land use alternatives that reduce the need for single occupant vehicles. (i.e. vision concepts for U.S. 1 and Perryman)	3	P&Z	N
2. Continue to promote alternative means of transportation including pedestrian facilities and bikeways to reduce traffic congestion.	3	DPW; P&R; P&Z	N
3. Monitor the adequacy of roadways by continuously updating the transportation forecasting model and roadway inventory analysis.	3	DPW; P&Z	N
<b>Solid Waste Disposal Facilities</b>			
<b>Solid Waste Policy 1: Continue to provide environmentally sound solid waste disposal facilities by promoting waste reduction, recycling and conservation of the natural environment while providing a quality living environment.</b>			
1. Complete the update of the Solid Waste Management Plan in 2004.	1	DPW	N
2. Provide adequate solid waste disposal facilities in an environmentally sound manner.	3	DPW	Y
3. Continue to expand recycling efforts and update the Recycling Plan.	2	DPW	N
<b>Public Education</b>			
<b>Public Education Policy 1: The County shall identify and strive to provide schools that meet the anticipated needs of the community.</b>			
1. Construct a new middle/high school at the Patterson Mill Road complex.	2	ADMN; BOED	Y
2. Identify and prioritize major renovations, as well as future school sites, with the Harford County Public Schools System.	3	ADMN; BOED; P&Z	N
3. Review and enhance the Adequate Public Facilities regulations as needed.	3	P&Z; BOED	N
4. Continue to review the potential for balancing enrollments and utilization of each facility.	3	BOED; P&Z;ADMN	N
<b>Public Education Policy 2: Create additional funding mechanisms to facilitate public school improvements to balance the impact of new development on public resources.</b>			

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1. Adopt legislation that provides a dedicated new funding mechanism for public school improvements.	1	ADMN; BOED	N
2. Create a comprehensive and coordinated capital program with the County and the Board of Education which prioritizes capacity related capital improvements.	3	ADMN; BOED	Y
<b>Libraries</b>			
<b>Libraries Policy 1: Provide appropriate library facilities to accommodate the needs of the community.</b>			
1. Coordinate the strategic planning policies developed by the Library Board of Trustees with the County's land use planning policies.	2	LB; P&Z	N
2. Implement capital improvement program for new facilities in Jarrettsville and Churchville.	2	ADMN; LB	Y
<b>Parks and Open Space</b>			
<b>Parks and Open Space Policy 1: Evaluate and maximize the usage of present Parks and Recreation facilities, acquire additional lands and create an integrated park system.</b>			
1. Develop facilities that serve a variety of purposes, creating opportunities for regional-based recreation.	3	P&R	Y
2. Update Zoning Code regulations to enhance community open space requirements in new developments by requiring ample, usable open space within or safely and easily accessible to each neighborhood.	1	P&Z; P&R	N
3. Coordinate the activities of the Departments of Parks and Recreation and Planning and Zoning to protect environmental and historic sites in Harford County.	3	P&R; P&Z	N
4. Identify and coordinate trail connections between communities and new developments, where appropriate.	3	P&R; P&Z	N
5. Update the 1999 Land Preservation and Recreation Plan.	1	P&R	N
6. Complete the right of way acquisition for the Ma & Pa hiking trail to achieve an unbroken trail from Forest Hill to Mount Soma, wherever possible.	3	P&R, P&Z	Y
<b>Parks and Open Space Policy 2: Increase active and passive greenways, extending and connecting existing public properties.</b>			
1. Work with other agencies to develop new funding sources for the acquisition of properties to extend and connect existing trails systems and passive greenways.	2	DPW; P&R	N

<b>Policies and Associated Implementation Strategies/Action Items</b>	<b>Priority</b>	<b>Responsibility</b>	<b>Capital Item (Y/N)</b>
2. Preserve undeveloped lands and natural areas to meet future needs as identified in the Harford County Land Preservation and Recreation Plan.	3	P&R; P&Z	Y
3. Update Zoning Code to enhance standards for active and passive open space requirements.	1	P&Z; P&R	N
<b>Sheriff, Fire and Emergency Operations</b>			
<b>Emergency Operations Policy 1: Ensure public safety within established communities.</b>			
1. Continue to support the Community Policing Unit and proactively pursue more community participation	3	SHO	N
2. Continue to encourage and promote Crime Prevention Through Environmental Design Principles with the update of the Zoning Code.	1	P&Z; SHO	N
3. Continue to support the Sheriff's Office Strategic Plan.	2	SHO; P&Z	N
4. Maintain the existing sworn officer ratio per 1,000 population.	3	ADMN; SHO	N
<b>Emergency Operations Policy 2: Reduce the loss of property, loss of life or injury due to fire or need for emergency medical care.</b>			
1. Provide for new facilities in a manner consistent with planned growth in order to maintain an acceptable response time to emergencies.	3	ADMN; VFC; EMS; EOC; P&Z	Y
2. Coordinate a comprehensive capital improvement program that provides necessary equipment updates.	3	ADMN; EOC; EMS; VFC	N
3. Coordinate with emergency medical service providers to evaluate the needs of the volunteer service providers to better meet the citizen's needs and determine what changes, if any, are necessary to provide sufficient emergency medical services for the County's growing population.	3	EMS; EOC; ADMIN	Y
<b>Emergency Operations Policy 3: Promote public safety education and coordinate Homeland Security efforts with the State and local governments.</b>			
1. Coordinate and ensure zoning regulations and other county plans are consistent with emergency operation programs and practices.	3	EOC; P&Z; DPW; P&R	N
2. Continue to coordinate changes to Zoning Code to address accessibility for emergency response equipment.	3	EOC; EMS; VFC; P&Z; SHO	N
3. Continue to support education and community awareness programs.	3	EOC	N

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<b>Preservation</b>			
<b>Rural Area</b>			
<b>Rural Policy 1: Improve agricultural preservation programs so they remain a viable option for landowners.</b>			
1. Enhance the funding mechanisms used to support the County's Purchase of Development Rights Program.	1	ADMN; P&Z	N
2. Review the per acre price paid for easements annually to ensure that the pricing encourages participation in these programs.	3	P&Z	N
3. Ensure that preservation programs are implemented in a timely manner.	3	P&Z	N
4. Focus preservation efforts in areas that will expand existing preserved areas.	1	P&Z	N
5. Increase the amount of land preserved to 55,000 acres by 2012.	3	P&Z; ADMN	N
<b>Rural Policy 2: Maintain and enhance the County's existing agricultural to agricultural TDR program.</b>			
1. Review and consider the revision of the Transfer of Development Rights provision as part of the comprehensive update of the Zoning Code.	1	P&Z	N
2. Require that a preservation easement be placed on all or part of the sending property.	1	P&Z	N
3. As part of the update of the Zoning Code appropriate development standards for the receiving property shall be considered.	1	P&Z	N
<b>Rural Policy 3: Ensure that the agricultural district classification supports the agricultural industry.</b>			
1. Recognize agriculture, and agricultural support services, as the primary economic base in the rural areas of the County by continuing to support the implementation of the County's Agricultural Economic Development Initiative.	3	OED; P&Z	N
2. Revise the agricultural district regulations to ensure that they support the continuation and expansion of agriculture as a viable industry.	1	P&Z	N
3. Streamline the permitting process for commercial agricultural uses and value added products at all levels of local government.	2	P&Z;DILP	N

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<b>Rural Policy 4: Promote land use patterns that support the continuation of agriculture.</b>			
1. Propose a right to farm statement that would be required at the time of settlement and upon issuance of building permits to inform prospective buyers that the adjoining agriculturally zoned land may be subject to activities that may result in noise, dirt, odors, and movement of farm equipment.	1	P&Z	N
2. Update the Zoning Code to require buffers on all properties being developed that adjoin agriculturally zoned lands.	1	P&Z	N
3. Implement land use polices and regulations that help maintain a critical mass of agricultural land to support the County's agricultural industry.	3	P&Z	N
4. As part of the update of the Zoning Code review and consider revising the Conservation Development Standards (CDS).	1	P&Z	N
5. Establish a minimum preservation acreage for all new residential developments outside Designated Growth Areas.	1	P&Z	N
6. Evaluate road design standards to help ensure that they match the needs of the agricultural industry.	2	DPW; P&Z	N
<b>Historic Preservation</b>			
<b>Historic Preservation Policy 1: Foster awareness of the benefits of historic preservation among the County's citizens.</b>			
1. Review and revise the Historic Preservation Element Plan.	2	P&Z	N
2. Develop a procedure to maintain and update historic inventories on a regular basis.	1	P&Z	N
3. Require documentation of historic resources that cannot be renovated or saved.	1	P&Z	N
4. Develop and implement an educational program that emphasizes the role and benefits of historic preservation.	2	P&Z	N
5. Develop and implement village design standards to help protect the character of designated historic villages.	2	P&Z	N
6. Promote Heritage Tourism as an economic benefit to the county.	3	OED; P&Z	N

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<b>Natural Resources</b>			
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<b>Natural Resources Policy 1: Protect and maintain high quality surface and ground water resources.</b>			
1. Continue to coordinate with the Department of Public Works on watershed studies and initiatives to minimize impacts to water quality from existing and future land uses.	2	P&Z; DPW	N
2. Review and revise the Zoning Code to promote low impact development and use of green building design principles to decrease impervious surfaces and impacts to water quality.	1	P&Z; DPW	N
3. Adopt wellhead protection regulations within designated aquifer recharge areas and water supply areas in order to protect the quality and quantity of these resources.	1	P&Z; DPW; HD	N
4. Review and revise protection strategies for surface water sources such as Deer Creek and Winters Run.	1	P&Z	N
5. Continue to update and monitor the County's Chesapeake Bay Critical Area Program.	3	P&Z	N
6. Advance the goals of the Chesapeake Bay Tributary Strategies program by working with County departments and local jurisdictions to promote projects that meet the goals of the Chesapeake 2000 Bay Agreement.	2	P&Z	N
7. Review standards for sediment and erosion control and stormwater management; ensure proper maintenance and functioning of these facilities.	2	DPW; P&Z	N
8. Review and revise existing programs and, where needed, develop new programs to ensure the continued preservation and protection of the County's air, land, and water resources.	1	P&Z	N
9. Maintain the County's Chesapeake Bay Partners Award in successive years.	2	P&Z	N
<b>Natural Resources Policy 2: Protect and enhance the County's wetland resources.</b>			
1. Revise the Natural Resource District regulations per the recommendations of the Builders for the Bay initiative.	1	P&Z	N
2. Encourage the preservation of existing wetlands on development sites.	3	P&Z	N
3. Improve coordination with the Army Corps of Engineers and the Maryland Department of Environment to ensure wetlands regulations are being implemented and enforced.	2	P&Z; DPW	N

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<b>Natural Resources Policy 3: Improve the protection of the County's forest resources.</b>			
1. Review the County's Forest Conservation provisions within the Zoning Code and other programs regulating activities within forests, to identify areas where program effectiveness and efficiency can be enhanced.	1	P&Z	N
2. Identify and map large contiguous forested areas in the County and investigate mechanisms to conserve these areas.	2	P&Z	N
3. Retain forests on development sites to the greatest extent possible through the use of low impact development techniques, and promote conservation/reforestation over the use of fee-in-lieu.	3	P&Z; DPW	N
4. Research incentives for residential lot owners to maintain trees and enhance habitat.	2	P&Z	N
<b>Natural Resources Policy 4: Improve the protection and enhancement of open space and greenways in the County, and provide adequate buffers to the County's natural resource areas.</b>			
1. Maintain up-to-date inventories of the natural resources and sensitive species within the County.	3	P&Z	N
2. Evaluate and revise existing programs to further the preservation and protection of the County's natural environment.	1	P&Z	N
3. Preserve resources within the Development Envelope in order to ensure renewable and sustainable communities.	3	P&Z	N
4. Update the County's Land Preservation and Recreation Plan and the Natural Resources Element Plan.	2	P&R; P&Z	N
5. Review and revise existing open space requirements in the Zoning Code and explore opportunities for improvement/enhancement.	1	P&Z; P&R	N
6. Target reforestation efforts to riparian buffers and connectivity to existing forest resources.	3	P&Z; DPW	N
<b>Mineral Resources</b>			
<b>Mineral Resources Policy 1: Manage the County's mineral resources to provide for current and future production in harmony with their community setting.</b>			
1. Work with the community and the State to ensure that mining operations plans are designed to protect the environment and address compatibility with surrounding land uses.	3	P&Z	N

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2. Review existing County regulations to ensure that they adequately address buffer zones, minimization of impacts to surrounding land uses, and standards and procedures for expansion.	1	P&Z	N
<b>Mineral Resource Policy 2 – Plan for the future reclamation of inactive mining sites in order to protect the natural environment and ensure compatibility with surrounding uses.</b>			
1. Work with the community, the State, and the site owners to ensure that restoration plans are both compatible with surrounding land uses and adaptable for alternate land uses.	3	P&Z	N
2. Work with the community and the State to ensure that restoration plans are designed to protect the environment.	2	P&Z	N
3. Create a framework for developing restoration plans.	2	P&Z	N
<b>Economic Development</b>			
<b>Economic Development Policy 1: Promote the location of industrial and commercial development in suitable areas.</b>			
1. Encourage the growth of employment centers at the major intersections of I-95 at Route 152, Route 543, Route 22, and Route 155.	3	OED; P&Z	N
2. Explore means of coordinating development efforts with the County's three municipalities.	3	OED; P&Z	N
3. Expand the Higher Education Applied Technology (HEAT) Center.	2	ADMN;OED	Y
4. Provide flexible "mixed-use" zoning tools that would promote the redevelopment of areas in need of revitalization.	1	P&Z	N
5. Provide incentives to industries that support their employees utilizing public transportation.	3	OED; P&Z	N
6. Consider rezoning excess commercial/retail zoned land to provide more flexible, mixed-use opportunities.	1	OED; P&Z	N
7. Study areas along the I-95 corridor to identify the potential for new employment centers in accordance with the Joppa/Joppatowne Community Plan, only that portion of the I-95/152 interchange inside the Development Envelope will be included in a study area.	2	OED; P&Z	N
<b>Economic Development Policy 2: Implement a program aimed at enticing technology industries to locate and expand within the County.</b>			
1. Collect, examine and analyze information that will be useful in monitoring technology development activity.	2	OED; P&Z	N



<b>Policies and Associated Implementation Strategies/Action Items</b>	<b>Priority</b>	<b>Responsibility</b>	<b>Capital Item (Y/N)</b>
2. Promote support systems, such as incubator facilities, that address the needs of the technology industry.	2	OED	N
3. Develop a telecom infrastructure map serving each of the technology districts, with consideration to redundant service, and explore alternative to improving telecom infrastructure.	2	OED; P&Z	N
4. Promote workforce technology development through education, workshops and other resources.	3	OED	N
5. Promote technology education in Harford County Public School system.	3	BOED; OED	N
6. Encourage technology industries to locate and expand at the HEAT Center and MO designated areas.	3	OED; P&Z	N
7. Encourage technology industries within the Technology Districts.	3	OED	N
8. Support the retention and expansion of R&D activities at Aberdeen Proving Ground.	3	ADMN; OED; P&Z	N
9. Enhance programs to support technology-oriented development.	3	OED; P&Z	N
<b>Economic Development Policy 3: Improve infrastructure-funding mechanisms for responsible economic growth.</b>			
1. Develop a new revenue source dedicated to transportation improvements associated with economic development objectives.	1	ADMN; DPW; P&Z	N
2. Consider legislation for special tax districts and/or developer agreements.	1	DPW; OED; P&Z	N
3. Explore developer incentives for investment in infrastructure.	2	OED; P&Z	N
4. Provide development initiatives to guide and foster development of the Perryman Peninsula while protecting the Perryman wellfield.	2	OED; P&Z; DPW	N
5. Support public private partnerships that address infrastructure issues.	1	OED; DPW; P&Z	N
<b>Economic Development Policy 4: Explore appropriate reuses for industrially zoned lands in rural areas.</b>			
1. Explore alternative zoning classifications for the GI zoned properties in the Whiteford area that would foster uses appropriate for the community.	1	P&Z	N
2. Protect the rural characteristics and natural resources of this area.	3	P&Z	N
3. Attract agriculture-related businesses to existing but under-utilized industrial and commercial land in the rural area.	3	OED; P&Z	N

<b>Policies and Associated Implementation Strategies/Action Items</b>	<b>Priority</b>	<b>Responsibility</b>	<b>Capital Item (Y/N)</b>
<b>Economic Development Issue 5 – Enhance the economic viability of agriculture.</b>			
1. Continue to develop and implement agricultural economic development strategies that enhance continued agriculture production.	3	OED	N
2. Expand the opportunities for industry diversification and on-farm production.	3	OED; P&Z	N
3. Enhance existing farm markets and expand when feasible.	2	OED	N

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